002.0	0003	0023.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 907,200 / 907,200
					USE VALUE: 907,200 / 907,200
					ASSESSED: 907,200 / 907,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97	-97A	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIN BINGQING & MEIXING
Owner 2:	
Owner 3:	
Street 1:	97 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIN BINGQING -
Owner 2:	-
Street 1:	97 FAIRMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .086 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 1924 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3764.000	480,400	500	426,300	907,200
Total Card	0.086	480,400	500	426,300	907,200
Total Parcel	0.086	480,400	500	426,300	907,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.52 /Parcel: 471.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 1759

GIS Ref

GIS Ref

Insp Date 08/04/17

!175!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	480,400	500	3,764.	426,300	907,200		Year end	12/23/2021
2021	104	FV	459,100	500	3,764.	426,300	885,900		Year End Roll	12/10/2020
2020	104	FV	459,100	500	3,764.	426,300	885,900	885,900	Year End Roll	12/18/2019
2019	104	FV	344,500	500	3,764.	453,000	798,000	798,000	Year End Roll	1/3/2019
2018	104	FV	344,500	500	3,764.	330,400	675,400	675,400	Year End Roll	12/20/2017
2017	104	FV	323,500	500	3,764.	287,800	611,800	611,800	Year End Roll	1/3/2017
2016	104	FV	323,500	500	3,764.	245,100	569,100	569,100	Year End	1/4/2016
2015	104	FV	289,000	500	3,764.	239,800	529,300	529,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:06:45

LAST REV

Date	Time
04/24/19	12:47:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 175

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIN BINGQING,	72330-466	1	3/14/2019	Convenience	1	No	No		
HATHAWAY VIRGIN	62395-215		8/5/2013		591,000	No	No		
ZELINSKI WALTER	30096-335		4/27/1999	Family	307,500	No	No		
	8427-340		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	1759
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2016	2016-95	Insulate	1,862					
1/27/2016	95	Manual	1,862					
9/5/2013	1337	Re-Roof	14,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
5/6/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
4/6/2009	Entry Denied	345	PATRIOT
6/13/2000	MLS		
9/24/1999	Mailer Sent		
9/24/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3764		Sq. Ft.	Site		0	80.	1.42	1									426,335						426,300	

Total AC/HA:	0.08641	Total SF/SM:	3764	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	426,335	Spl Credit		Total:	426,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.19573808
Const Adj.:	0.98990101
Adj $ / SQ:	213.059
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	590125
Depreciation:	109763
Depreciated Total:	480362

COMMENTS

PDAS. elderly - does not want inspection 4/3/04.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

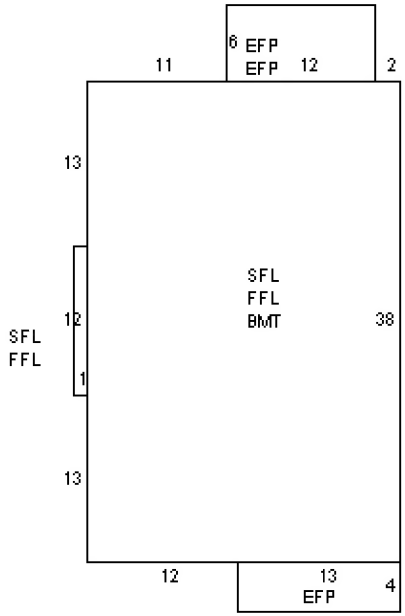
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	213.06
Special Features:	0	Val/Su Net:	156.48
Final Total:	480400	Val/Su SzAd	249.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	962	213.060	204,963
SFL	Second Floor	962	213.060	204,963
BMT	Basement	950	63.920	60,722
EFP	Enclos Porch	196	40.700	7,977

Net Sketched Area:	3,070			Total:	478,625
Size Ad	1924	Gross Area	3070	FinArea	1924

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	100	A	AV	2000	6.00	T	15.2	104			500			500
2	Frame Shed	D	Y	1	6X8	A	AV	1998	0.00	T	16.8	104						

More:	N	Total Yard Items:	500	Total Special Featues:	
				Total:	500